

The Village at Mountain Ridge  
HOME OWNERS ASSOCIATION - BOARD OF DIRECTORS  
MONTHLY MEETING MINUTES

June 12, 2008

**I. CALL TO ORDER AND ROLL CALL**

The meeting was called to order at 6:30 PM.

**II. ESTABLISH A QUORUM**

A quorum was established.

Directors Present: Glenn Moore, Fred Barta, Joe Schneckenburger, and Rose Pon. Others Present: Jim Crigler of Maximum Property Management, Property Manager, Village at Mountain Ridge.

**III. APPROVAL OF PREVIOUS MINUTES**

The minutes were not approved for the May meeting. These will need to be approved via the July meeting.

**IV. HOMEOWNER FORUM**

No homeowners attended.

**V. REPORTS OF OFFICERS**

President:

▪ **CINQ / Beltway Status**

Glenn shared that he had been contacted by CINQ (Citizen's Involved in the Northwest Quadrant). The board has been provided regular reports as to the current efforts regarding Highway 93. Although the CDOT had recently closed their consideration of making substantive changes to Hwy 93 for the foreseeable future, this has afforded Jefferson County government, and other vested interests (City of Arvada) to create a Public Highway Authority, which has convened and hosted their first meetings. Glenn expressed his opinion that we must be actively involved to collectively share our vested interest that our subdivision not be bifurcated from the rest of the city, and that we anchor this interest upon factors of public peace, safety, and accessibility. He shared that there is a profound need to ensure that our voice is included in this process to make every effort to ensure that the impact of the highway be mitigated for "sight, sound, and safety" considerations. CINQ will be seeking support from the other HOA's along the highway corridor for input and financial support, consistent with that which our previous board had afforded.

▪ **20/20 Vision Plan towards 2020: Aspect of Plan Discussed for this Meeting: EXTERIORS**

Glenn proposed that the board consider contracting a professional colorist to guide our exterior paint palette so that it stays contemporary with current styles in the interest of preserving and growing the value of the subdivision. This vision casting should be anchored on the subdivision representing a canvas of complementary/theme colors rather than independent "paintings." This effort to remain contemporary will most probably include removing dated colors from our palette and phase them out through attrition. He further proposed that this "theme-based" concept should include all exterior aspects, like roofing, driveways, decks and other architectural attributes.

Treasurer:

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Property Manager:

- 422 White Ash has still not completed work nor have they submitted complete requests to the ARC for their work. The Board is starting the fine process.
- There are several home owners who have not responded to any of the “paint needed” letter that were sent to them. Jim Crigler will research ones that have been sent two or more notices and send fine letters.
- Have arranged for the picnic with Golden Rent-All for the 9<sup>th</sup> of August.
- The cards for dues will be sent shortly.
- Still waiting for light proposal from Laurel

#### **VI. OLD BUSINESS**

- Issue regarding 422 White Ash not complying with citations.

#### **VII NEW BUSINESS**

- a) Mobile meeting: The community although maintained well for the most part has some “problem” areas where homeowners are letting their houses deteriorate. Many houses need painting and many houses need better upkeep on lawns. As part of the Boards duty to keep and raise property values, homeowners who are not in compliance with the HOA guidelines will be sent communications and if not resolved in the time given will start being fined as per the HOA Declarations.

#### **VIII AD HOC**

None

#### **ADJOURNMENT**

There being no additional business to bring before the Board, the meeting was adjourned at 8:36pm.

**The Village at Mountain Ridge**  
**HOME OWNERS ASSOCIATION - BOARD OF DIRECTORS**  
**MONTHLY MEETING MINUTES**

*May 8, 2008 – JOINT MEETING WITH ARCHITECTURAL REVIEW COMMITTEE (ARC)*

**I. CALL TO ORDER AND ROLL CALL**

The meeting was called to order at 6:40 PM.

**II. ESTABLISH A QUORUM**

A quorum was established.

Directors Present: Glenn Moore, Fred Barta, Joe Schneckenburger, and Rose Pon. Jow Fowler submitted his resignation this month and will no longer be serving on the board. Others Present: Jim Crigler of Maximum Property Management, Property Manager, Village at Mountain Ridge, Jean Ausenbaugh from ARC, Bruce Bacon from ARC, Jim Beetham from ARC.

**III. APPROVAL OF PREVIOUS MINUTES**

The minutes were approved for the April meeting.

**IV. HOMEOWNER FORUM**

No homeowners attended.

**V. REPORTS OF OFFICERS**

President:

- Announcement of Board Retirement – Joe Fowler  
Glenn read the resignation letter written by Joe Fowler, as well as the letter of service appreciation he had written in response. Glenn shared his personal appreciation and reflections of his interactions over the years with Joe Fowler, as well as the collective profound value he has contributed to our subdivision. Joe Fowler had served for more than a decade in many capacities on the Board of Directors since our inception, and was serving in the “At-Large” capacity at the time of his resignation. Joe expressed interest in continuing his involvement in the planning and orchestration of our Annual Picnic. Joe had anchored his decision upon work demands and his desire to dedicate more time with his family. He had added that he also believed the community to be “in good hands” with our current representation as we address the challenges of a maturing subdivision. Glenn shared that Joe’s contribution will be missed on the board, and as recognized at the Annual Meeting in November of 2007, his service since the inception of our subdivision has been truly profound.

Treasurer:

- Treasurer report was approved.

Property Manager:

- ARC received an impartial request for 422 White Ash home improvements. It does not layout a plan for whole house exterior painting or specific landscaping plans. Board will send letter to homeowner requesting exact dates for completion of outstanding improvements, exterior colors, and landscaping designs.

- Board will send a follow-up paint letter to the same homeowners who received a notice last year.

Property Manager: (Continued)

- Board will use same company to assist with picnic this year as they did last. Jim C will use them to setup tables, games, etc.
- Cards for July dues will be sent in June.
- Power washing should be complete. The new clocks and priority items of the irrigation study have been completed. Shrubs will be planted in May.
- The Reserve Study is being revised according to the input Joe S. and Jim C. have provided.
- There will be a demo “mock-up” demonstration provided for the new landscaping lights Wednesday, May 14<sup>th</sup> at 7:30pm.

## **VI. OLD BUSINESS**

- Issue regarding 422 White Ash ARC proposal
- Picnic Planning
- Discussion on light fixtures

## **VII. NEW BUSINESS**

- a) Plan traveling meeting
- b) Turn on irrigation system
- c) Home Inspections (including gutters on 395 Canyon Point Circle
- d) Citings – several citations were issued
- e)-Proposal to redesign current exterior paint colors to create a contemporary palate for selection. We will look in to possibly hiring a professional OR looking in to free options via paint stores, etc.
- f) Anonymous homeowner copied a letter that they sent to 263 Washington per their barking dog. The Board is not responsible for this as this is a city ordinance. Homeowner is advised to contact the City of Golden with their complaint.
- g) Joe Fowler resigned from the board this month. The Board will send out notification to homeowners requesting if there is any interest for a replacement. Board will have the option of appointing replacement to serve out the remainder of the year until the next annual Board meeting in which an election will be held.

## **VIII. AD HOC**

None

## **ADJOURNMENT**

There being no additional business to bring before the Board, the meeting was adjourned at 7:40 PM